

Mr Bernard Brennan  
Tony Fretton Architects  
Unit 431 Highgate Studios  
53-79 Highgate Road  
London  
NW51TL

Application Ref: **2016/1222/P**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 **2766**

6 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**4 Templewood Avenue**  
**London**  
**NW3 7XA**

Proposal:

Details of tree protection measures required by condition 4 of planning permission reference 2012/4258/P dated 05/10/2012 for Variation of conditions 12 and 14 to planning permission 2011/1710/P dated 20/10/11 for Excavation and enlargement of existing basement; erection of a ground floor rear extension, new terraces at ground and first floor levels, new replacement roof, works to chimneys, new dormer windows, new entrance gates and associated external alterations and landscaping to dwelling house (Class C3) following works of demolition to dwelling]. Amendments to condition 12 (approved drawings) and condition 14 (obscure glazed fixed shut windows on west elevation) relating to enlargement of basement footprint and depth to north-east, alterations to west facing dormer and fenestration to west elevation, and installation of ventilation panels at ground and basement levels.

Drawing Nos: 30-1029.03-B, Sketch 1 and Sketch 2.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



Informative(s):

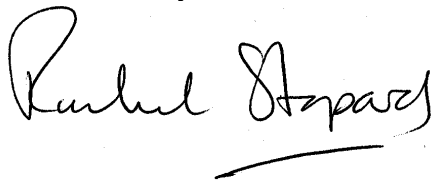
- 1 The tree protection measures are considered sufficient to demonstrate that the trees to be retained will be adequately protected during development in line with BS5837:2012 "Trees in relation to design, demolition and construction". The details have been reviewed by the Council's trees officer who supports the approval of the condition.  
No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.  
As such, the proposed development is in general accordance with policies CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.
  
- 2 You are advised that all conditions relating to planning permission 2012/4258/P granted on 05 October 2012 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard  
Director of Supporting Communities